

SPECIFIC AREA STANDARDS

CHESTER VILLAGE DISTRICT SETBACKS CHESTER VILLAGE CORE

Setbacks for O and C Zoning Districts

| Right of Way Classification | Minimum Setback | Perimeter Landscaping | Notes |
|--|---|--|---|
| Major Arterials | | | |
| Buildings | | | |
| All Sides | 10' | G | |
| Drives and Parking | | | |
| All Sides | The larger of 10' or the least front building setback existing on the lot. | G | |
| Front setbacks for drive-through lanes with buildings setback at 15'. | 3' * | F: b. | One small deciduous tree for each 30 lineal feet |
| Other Public Right of Ways | | | |
| Buildings, Drives and Parking | | | |
| Front and Corner Side Setbacks | The larger of 10' or the least front building setback existing on the lot. | G | |
| Front setbacks for drive-through lanes with buildings setback at 15'. | 3' * | F: b. | One small deciduous tree for each 30 lineal feet |
| Side and Rear Yards Not Abutting a Right of Way | | | |
| Buildings, Drives and Parking | | | |
| Side and rear setbacks | 25' | A | *If buildings are setback more than 15' then the increased setback shall be utilized for landscaping or pedestrian circulation, unless or the drive setback shall be increased by a like amount . |
| Permitted reductions. | 10' | B | |
| Permitted reductions. (when adjacent to an O, C, or I District) | 0' | | |
| Permitted reductions. When adjacent to property designated by the Chester Village Plan for non-single family residential uses.** | 7.5' for Buildings** 0' for drives and parking*** | - | |
| Permitted reductions. ** | 0'** | | |
| Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential " shall be considered non-single -family residential land use regardless of parcel zoning. | Buildings ** May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line. | Drives and Parking *** If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner. | |